

email of 4-10-2022 from James Coduto To: tdursse@co.clatsop.or.us,
commissioners@co.clatsop.or.us Bcc: Lamb Chris
<chris@chrislambphotography.com>

re: Opposition to Short Term Rentals

Thank you for the opportunity to provide additional comments on short term rentals in The Highlands.

1. Health and Safety - Septic Systems Overload

The health and safety of The Highlands community should be held paramount by Clatsop county not an after thought.

Short term rentals with excessive approved occupancy rates can easily over stress existing septic systems. The potential for seepage and overflow pose health risks to The Highlands community especially in the current Covid 19 pandemic.

Short term rental occupancy should be limited to what is safe for the home septic systems as they were designed and originally installed.

Existing permit holders must be held to a higher standard for environmental safety and be required to have septic systems appropriately cleaned, serviced and certified effective every 4 months to insure proper operation and compliance with existing DEQ standards. This would become an integral part of the permit renewal process by the county.

2. Restrict Number Of Permits on Any Given Street.

Please stop issuing short term rental permits for High Ridge Road in The Highlands. Short term rentals comprise 10% of the 60 homes on High Ridge Road alone. This is excessive and highly impactful to The Highlands residents.

3. Require In-Garage and Driveway Parking First

Short term renters frequently park on the street with driveways and garages empty of vehicles. All on property parking spaces and locations must be used first. Total approved on street parking for permitted short term rentals

is thirty-two, twenty-seven on High Ridge Road alone. This is excessive.

Respectfully Submitted,

James Coduto

**email of 4-11-2022 from James Coduto To: tdursse@co.clatsop.or.us,
commissioners@co.clatsop.or.us**

re: Opposition to Short Term Rentals

Revision to Occupancy Numbers and Approved On-street Parking - The Highlands

I would like to update the occupancy and on street parking numbers listed in my email of April 11, 2022 and email of March 30, 2022. The corrected numbers for The Highlands based on eight separate permitted short term rentals is as follows:

- 1.) approved occupancy for **100 short term renters**; and
- 2.) approved on street parking for **36 short term renter vehicles**.

Stated previously these numbers are seriously and negatively impacting The Highlands in numerous ways that have been expressed by myself and others' written submissions to Clatsop County in opposition to short term rentals.

Respectfully submitted,

James Coduto

email of April 11, 2022 from James Coduto To: tdursse@co.clatsop.or.us, commissioners@co.clatsop.or.us

re: Opposition to Short Term Rentals

I understand that every effort has been made by the county to offer the

most current and correct information possible on their publicly available web pages about short term rentals.

As a concerned citizen I want to know if short term rentals in The Highlands are operating in full compliance with requirements pertaining to residential septic systems.

A major issue of concern is the over stressing of these systems due to the excessive allowable occupancy rates for individual short term rentals. To this end, I've made a thorough search of available public records on various Clatsop County web pages for septic system permits and short term rental septic system reviews for the eight rental properties in The Highlands. Only one property under permit number 20200028 has up to date septic information.

Without accurate, current and/or updated information for all rentals in The Highlands available to the public it's impossible to know how current residential septic systems are.

Please bring your web pages current and review all short term rentals in The Highlands and elsewhere for compliance in this important area of community health and safety.

Attached is a listing of rentals in The Highlands showing septic information as listed or not listed on Clatsop County Web Maps.

Respectfully submitted,

James Coduto

Short Term Rentals - The Highlands

Address Parking	Occupancy	On Street
1. 4545 High Ridge Rd Permit: 20190037 exp. 7/10/24 Septic Info: not listed	14	5

2. 4585 High Ridge Rd Permit: SR2018-21 exp. 7/18/23 Septic Info: not listed	14	5
3. 4680 High Ridge Rd Permit: SR2018-02 exp. 6/30/2023 Septic Info: not listed	11	4
4. 4685 High Ridge Rd Permit: SR2018-077 exp.10/29/23 Septic Info: not listed	14	5
5. 4715 High Ridge Rd Permit: SR2018-39 exp. 8/16/2023 Septic Info: not listed	17	6
6. 4955 High Ridge Rd Permit: 20200028 exp. 10/8/2025 Septic Info: listed	11	4
7. 5185 High Ridge Rd Permit: SR2018-53 exp. 9/27/23 Septic Info: not listed	5	2
8. 5080 Fairway Drive Permit: SR2018-08 exp. 6/30/2023 Septic Info: not listed	14	5
Totals:	100	36

email of: April 12, 2022 from James Coduto To:
tdurse@co.clatsop.or.us, commissioners@co.clatsop.or.us

re: Opposition to Short Term Rentals

Please review your recorded copy of:

Declaration of Protective Restrictions Affecting The Highlands at Gearhart,
Article VII - Residential Covenants
Section 6. Parking

(County of Clatsop document 870475, book 669 page 691)

In disregard and contravention to this binding residential covenant the county has approved short term rental on-street parking for 36 vehicles. In so doing, the county has allowed short term renters to do what the residents of The Highlands are specifically prohibited from doing.

Short term renters can park their cars on-street for the duration of their multi-day rental while residents of The Highlands are prohibited doing so by the above protective restriction. Residents of The Highlands may only park their cars and similar passenger vehicles on their surfaced driveway and the interior of their enclosed garages.

Please respect our residential protective restrictions in the same manner The Highlands residents do.

- 1.) Rescind all current approvals for on-street parking in The Highlands;
- 2.) Stop issuing short term rental permits for The Highlands.

Respectfully submitted,

James Coduto

email of 4/13/2022 from: Lianne Thompson to James Coduto

Thank you for writing to share your thoughts. I wonder if you've asked the HOA to enforce the standards you cited.

*Lianne Thompson
Clatsop County Commissioner
District 5*

**Response to Lianne Thompson from James Coduto
email of April 13, 2022**

To: lthompson@co.clatsop.or.us

Hello Ms. Thompson:

Thank you kindly for your question. Actually, if I may point out, covenants are not standards. They are legally binding terms, in the present case, for residents of The Highlands.

As you know, covenants have a long documented legal history as enforceable contractual terms to the signatories.

Our covenants are from the 1980's. They did not foresee the vehicle densities of the millennium nor the concept and complexities of short term rentals. Its all new territory!

From my perspective and the perspective of the majority of our residents when you add a 75-80+ people to the community on weekends, summer, or holidays and another 30 plus cars you have a real mess to contend with let alone the potential health impact of stressed septic systems. (ps...I would invite you to speak with our local septic service providers as I did with one yesterday. They have some very interesting stories to tell about clogged septic tanks in STR's).

To the issue of parking...the houses in The Highlands have two and sometimes 4 car driveways. All have two car garages.

If the STR has a full driveway where else can the remaining renters park if there are 6, 8, 10 additional cars? That's what the HOA is faced with. This is not an unusual scenario it happens regularly.

The HOA is essentially powerless because the county has approved on-street parking for STR's in excessive numbers. Sometimes you just can't fight city hall, but you can ask them to understand.

I am fully aware of the difficulties STR's must cause you and members of the commission, likewise, please consider the difficulties STR's are causing

this community.

Please do not approve more STR permits in The Highlands.

Sincerely,

James Coduto

end.